

157.0

0008

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

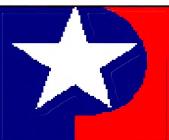
628,600 / 628,600

USE VALUE:

628,600 / 628,600

ASSESSED:

628,600 / 628,600

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
264		HILLSIDE AVE, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: VIRAG TAMAS	
Owner 2: ZSIROS VERONIKA	
Owner 3:	

Street 1: 264 HILLSIDE AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: JUPE DAPHNE MARGARET -

Owner 2: TRUSTEE/264 HILLSIDE TRUST -

Street 1: 264 HILLSIDE AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 4,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1936, having primarily Wood Shingle Exterior and 1124 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	70.	1.35	7									378,000						378,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		4000.000	250,600		378,000	628,600			105040
							GIS Ref		
							GIS Ref		
							Insp Date		
							10/06/18		

PREVIOUS ASSESSMENT									Parcel ID	157.0-0008-0005.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	250,600	0	4,000.	378,000	628,600	628,600	Year End Roll	12/18/2019
2019	101	FV	215,400	0	4,000.	378,000	593,400	593,400	Year End Roll	1/3/2019
2018	101	FV	215,400	0	4,000.	318,600	534,000	534,000	Year End Roll	12/20/2017
2017	101	FV	189,800	0	4,000.	291,600	481,400	481,400	Year End Roll	1/3/2017
2016	101	FV	189,800	0	4,000.	248,400	438,200	438,200	Year End	1/4/2016
2015	101	FV	179,500	0	4,000.	216,000	395,500	395,500	Year End Roll	12/11/2014
2014	101	FV	179,500	0	4,000.	199,800	379,300	379,300	Year End Roll	12/16/2013
2013	101	FV	179,500	0	4,000.	190,100	369,600	369,600		12/13/2012

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
JUPE DAPHNE MAR	69241-198		5/5/2017		636,000
JUPE DAPHNE MAR	30861-317		11/13/1999	Convenience	1
	12878-129		10/16/1975		34,500
					No No N

BUILDING PERMITS												ACTIVITY INFORMATION													
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name													
6/28/2017	751	Heat App	1,500	C					10/6/2018	MEAS&NOTICE	HS	Hanne S													
6/24/2016	871	Re-Roof	6,500						10/28/2008	Inspected	163	PATRIOT													
									10/22/2008	Measured	163	PATRIOT													
									1/2/2000	Inspected	276	PATRIOT													
									12/3/1999	Measured	268	PATRIOT													
									1/1/1982		PS														

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																																																																																					
Type: 15 - Old Style	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	PDAS.				<p>Sum Area By Label :      SFL = 528      FFL = 596      BMT = 572      WDK = 136      OFP = 24      ATC = 24</p>																																																																																					
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: %	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:	OthrFix:	Rating:																																																																																				
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BEIGE	View / Desir:	<b>OTHER FEATURES</b>				Kits: 1	Rating: Average	A Kits:	Rating:	Fpl: 1	Rating: Average	WSFlue:	Rating:	<b>1st Res Grid</b> Desc: Line 1 # Units: 1 <table border="1"> <tr><td>Level</td><td>FY</td><td>LR</td><td>DR</td><td>D</td><td>K</td><td>FR</td><td>RR</td><td>BR</td><td>FB</td><td>HB</td><td>L</td><td>O</td></tr> <tr><td>Other</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>Upper</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>Lvl 2</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>Lvl 1</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>Lower</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> </table> <b>Totals</b> RM: 6 BR: 3 Baths: 1 HB: 1				Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	Other													Upper													Lvl 2													Lvl 1													Lower												
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O																																																																																					
Other																																																																																																	
Upper																																																																																																	
Lvl 2																																																																																																	
Lvl 1																																																																																																	
Lower																																																																																																	
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>																																																																																													
Grade: C - Average	Year Blt: 1936	Eff Yr Blt:		Location:		Total Units:																																																																																											
Alt LUC:		Alt %:		Floor:		% Own:																																																																																											
Jurisdct:		Fact: .		Name:																																																																																													
Const Mod:				<b>DEPRECIATION</b>																																																																																													
Lump Sum Adj:				Phys Cond: GD - Good	18. %	Functional:	%	Exterior:		No Unit	RMS	BRS	FL																																																																																				
<b>INTERIOR INFORMATION</b>				Economic:	%	Special:	%	Interior:		1	6	3																																																																																					
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall: %	Partition: T - Typical	Override:	%			Additions:																																																																																									
Prim Floors: 3 - Hardwood	Sec Floors: %	Total: 18.6 %						Kitchen:																																																																																									
Bsmnt Flr: 12 - Concrete	Subfloor:							Baths:																																																																																									
Bsmnt Gar: 1	Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S					Plumbing:																																																																																									
Heat Fuel: 2 - Gas	Heat Type: 5 - Steam	# Heat Sys: 1	% Heated: 100					Electric:																																																																																									
Solar HW: NO	% Com Wall: % Sprinkled:	% AC: %	Adj Total: 307884					Heating:																																																																																									
			Depreciation: 57266					General:																																																																																									
			Depreciated Total: 250617																																																																																														
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:																																																																																					
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 157.0-0008-0005.0																																																																																													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																
2	Frame Shed	D	Y	18X6	A	AV	2003		0.00	T	12.8	101																																																																																					
More: N	Total Yard Items:					Total Special Features:								Total:																																																																																			